



OFFERS IN EXCESS OF

**£475,000**

**Bellenden Road**

London, SE15 5BB

**GARETH  
JAMES**

## PROPERTY SUMMARY

If you've strolled down the enchanting Bellenden Road, you couldn't have missed the striking Bellenden Studio's – a modern architectural gem that captivates the eye. It's with great delight that we present to you this splendid one-bedroom ground floor apartment nestled within this remarkable edifice, boasting a private west-facing terrace and its own exclusive entrance.

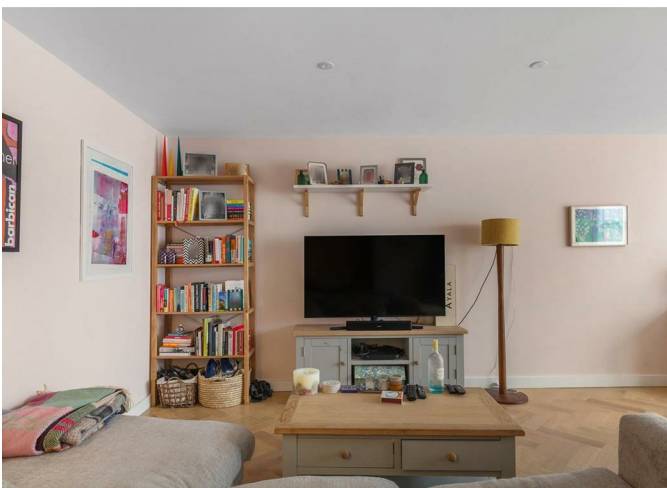
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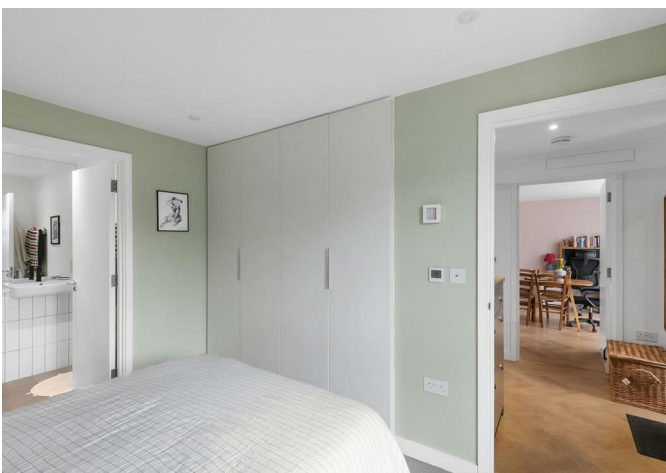
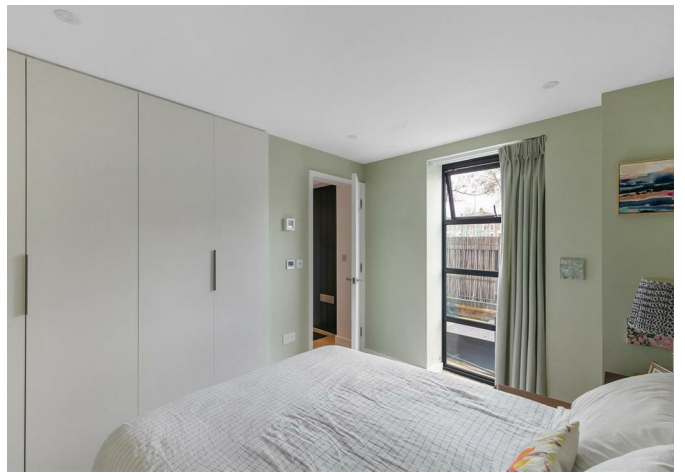
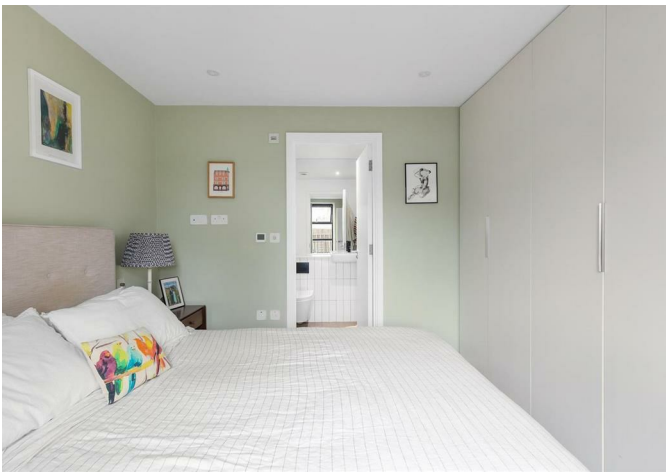
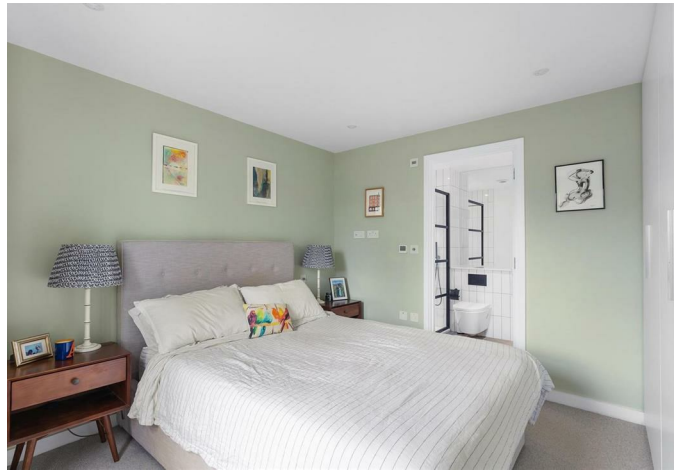
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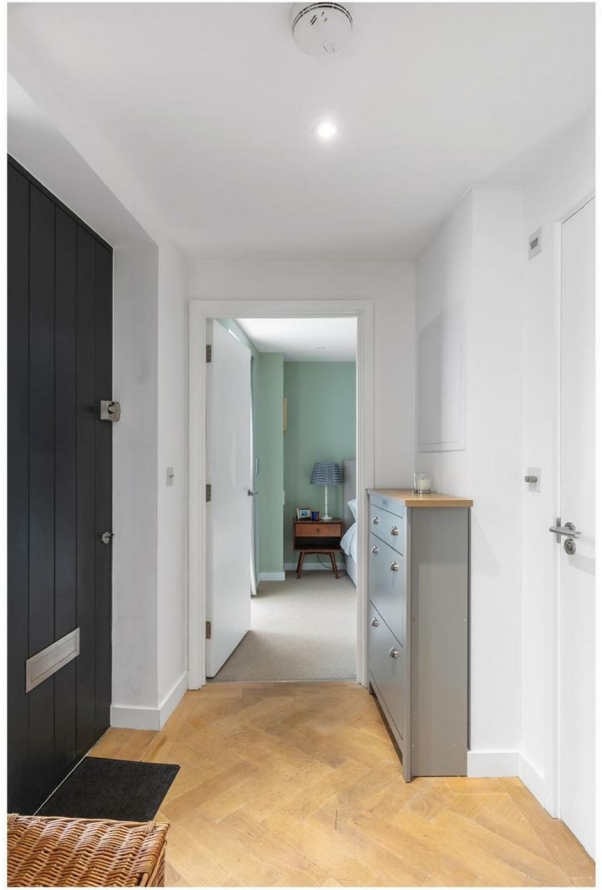


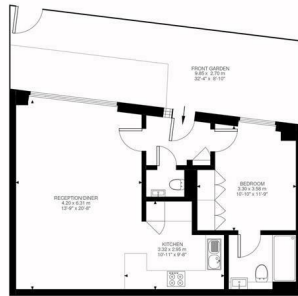
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Ground Floor  
588 sq ft

Bellenden Road, SE15  
Approximate Gross Internal Area:  
54.63 SQ.M / 588 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

# GARETH JAMES

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